



**VERNON TOWNSHIP LAND USE BOARD
REGULAR MEETING AGENDA
December 8, 2010
7:00 PM**

CALL TO ORDER

STATEMENT OF COMPLIANCE:

Pursuant to the Open Public Meetings Act, adequate notice of this Regular Meeting has been provided to the public and the press on January 19, 2010 by delivering to the press such notice and posting same at the Municipal Building and filed with the office of the Township Clerk.

SALUTE TO THE FLAG

ROLL CALL

Andrew Borisuk	Brian Lynch #1
Andrea 'Bunny' Cocula	Christopher Hack Alternate #2
David Gornstein	Jacob Smith Alternate #3
Jessi Paladini	Eddie Rolando Alternate #4
Mayor Sally Rinker	
Councilmember Valerie Seufert	
Joseph Tadrick	
Martin Theobald	
Jean Murphy	

PUBLIC PARTICIPATION

Open Meeting to the Public for items other than those listed on the Agenda

Close Meeting to the Public

Public Hearings

- **PB# 2-08-2** – Mountain Creek Resort, Inc., Block 183, Lots 12 &13, Block 184, Lots 10, 12, 13, 14, 15, 16, 18, 25, & 25.01, Block 190 Lots 9, 10, & 10.01, Block 188.01 – Amended Preliminary & Final Site Subdivision & Preliminary Site Plan – Requesting Extension of Time
- **LU# 7-10-5** – Verizon Wireless/Cellco, Block 82, Lot 2.01– Construction of a 100' Monopole and 12'x30' Equipment Shelter

- **LU# 11-10-10** – Robert Baldwin, Block 94, Lot 1 – Lot Line Adjustment with a Use Variance

RESOLUTIONS

NONE

LAND USE BOARD DISCUSSION ITEMS (ACTION MAY OR MAY NOT BE TAKEN)

- Performance and Maintenance Bonds
- Lot Development Plan Permits

CLOSED SESSION

MINUTES

- **October 27, 2010** – Regular Meeting Minutes (Borisuk, Cocula, Gornstein, Hack, Murphy, Paladini, Rinker, Rolando, Seufert, Tadrick, Theobald)

APPENDIX A – ESCROWS, BOARD FEES, BOND REDUCTIONS AND ESCROW CLOSURE

Appendix A

ESCROWS, BOARD FEES AND BOND REDUCTIONS

A. Board Fees

1. Board Attorney – Michael Garofalo, Laddey, Clark & Ryan, LLP
 - Land Use Board Business – 10/01/10 – 10/31/10 (\$2,115.00)
 - Cellco Partnership d/b/a Verizon – LU# 7-10-5- Services Through 10/31/10 – (\$435.00)
2. Board Planner – Jessica Caldwell, Harold E. Pellow & Associates
 - Land Use Board Business – 8/24/10 & 8/25/10 (\$339.00)
 - Land Use Board Business – 9/3/10 – 9/30/10 (\$621.50)
 - Hank Fierro – LU# 7-10-6 – Services Through 9/2/10 – (\$113.00)
 - NS Enterprises – LU# 1-09-2 Services Through 9/30/10 – (\$141.25)
 - Frank Land – LU# 8-10-7 – Services Through 9/30/10 –(\$282.50)

3. Board Engineer – Cory Stoner, Harold E. Pellow & Associates
 - Land Use Board Business – 7/30/10 - 9/2/10 – (\$1,643.00)
 - Land Use Board Business – 9/3/10 – 9/30/10 – (\$1,140.00)
 - Cellco Partnership/Verizon – LU# 7-10-5 – Services Through 9/2/10 – (\$1,573.75)
 - Hank Fierro – LU# 7-10-6 – Services Through 9/2/10 – (\$229.50)
 - Walsh/Taylor – LU# 8-10-9 – Services Through 9/2/10 – (\$244.25)
 - NS Enterprises – LU# 1-09-2 – Services Through 9/30/10 – (\$420.00)
 - Frank Land – LU# 8-10-7 – Services Through 9/30/10 – (\$234.50)
 - Coppola – ZB# 10-04-21 – Services Through 9/30/10 – (\$30.00)

4. Board Recording Secretary – Cynthia Davis
 - Services Through 12/3/10 – (\$99.00)

B. Request for Escrows to be closed

- **PB# 7-03-11** – Englehardt Construction, Block 122, Lot 7 – Final Major Subdivision – Requesting release of remaining escrow

- **PB# 9-05-11** – Festival Fun Parks, LLC, d/b/a Mountain Creek Water park, Block 190, Lots 11, 12, 13 and part of 16 – Preliminary and Final Site Plan – Requesting release of remaining escrow

ADJOURNMENT